

WARRANTY DEED

Know All Men By These Presents

02-1756

NO TRANSFER
TAX PAID

That We, Clyde B. Arnold aka Clyde B. Arnold Sr. and Theresa J. Arnold of Coconut Creek in the County of Broward and State of Florida, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Clyde B. Arnold Sr. as Trustee of the Clyde B. Arnold Sr. Living Trust Agreement dated October 25, 1993 and Theresa Arnold as Trustee of the Theresa Arnold Living Trust Agreement dated October 25, 1993 of Coconut Creek in the County of Broward and State of Florida, and whose mailing address is 4803 Calamondin Circle, Coconut Creek, FL 33063, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Clyde B. Arnold Sr. as Trustee and Theresa Arnold as Trustee, their successors and assigns forever.

Parcel One: A certain lot or parcel of land situated in Rome, County of Kennebec and State of Maine, and bounded and described as follows:

Commencing at a point in the westerly shore of Great Pond and in the northeasterly corner of property now or formerly of Frederic R. Lincoln and Rachel A. Lincoln; thence westerly in the northerly line of said Lincoln two hundred (200) feet to the northwesterly corner of said Lincoln and the easterly line of the right of way hereinafter referred to; thence northerly ninety (90) feet in the easterly line of said right of way to the southwesterly corner of property now or formerly of Elbridge G. Stone and Marcella G. Stone; thence easterly two hundred (200) feet in the southerly line of said Stone to the westerly shore of Great Pond; thence southerly in the westerly shore of Great Pond ninety (90) feet, more or less to the point of beginning.

Also, a right of way in common with others, on foot and by vehicle, along the area on plan of shore property known as "East Jamaica Shores" on Great Pond, Rome, Maine, made by Carl H. Crane, Registered Civil Engineer, dated May 22, 1951, and recorded in the Kennebec County Registry of Deeds in Plan Book 17, Page 19, marked "Right of Way" immediately adjacent to the above granted premises on the west, said right of way to be thirty-three (33) feet in width and to extend from the rear of the above granted premises to the public highway known as the Jamaica Point Road.

Being Lot #12 on the aforesaid plan of shore property known as "East Jamaica Shores".

This conveyance is made subject to the restrictions and conditions applicable to said "East Jamaica Shores" subdivision as set forth in deed recorded in the Kennebec County Registry of Deeds in Book 1419, Page 215.

Being the sixth parcel in a deed from Albert L. Bernier to Clyde B. Arnold and Theresa J. Arnold and recorded in the Kennebec County Registry of Deeds in Book 2296, Page 333.

Parcel Two: A certain lot or parcel of land situated in Rome (inadvertently stated as Belgrade in some previous deeds), County of Kennebec, State of Maine, and located on the westerly side of Great Pond and on the East Jamaica Shore in Rome (inadvertently referred to as Belgrade in some previous deeds) and bounded and described as follows, to wit:

Beginning on the shore of Great Pond at an iron pin in the northeasterly corner of the property now or formerly of Clyde Arnold; thence traveling in a westerly direction along the northerly bound of said Arnold, a distance of 200 feet, more or less, to an iron pin; thence turning at an angle to the right and traveling in a northerly direction, a distance of 100 feet, more or less, along the access road to an iron pin; thence turning at an angle to the right and traveling easterly, a distance of 200 feet more or less, along the land now or

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formerly of Richard R. Dole; thence turning at an angle to the right and traveling in a southerly direction along the shore of Great Pond, a distance of 100 feet, more or less, to the point of beginning.

Being the seventh parcel in a deed from Albert L. Bernier to Clyde B. Arnold and Theresa J. Arnold and recorded in the Kennebec County Registry of Deeds in Book 2296, Page 333.

Parcel Three: A certain lot or parcel of land with the buildings thereon situate in said Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Being lot one hundred and seventy (170) on a plan of part of the Union Farm made by Green and Wilson, C.E., in 1918 and recorded in Kennebec Registry of Deeds in Plan Book 7, Page 1.

Also a certain lot or parcel of land situate in said Waterville, and bounded and described as follows, to wit: Being on the State Road from Waterville to Oakland and being lots numbered one hundred seventy-one (171) to one hundred and seventy-six (176) inclusive as shown on a plan of part of the Union Farm as recorded in the Kennebec County Registry of Deeds in Plan Book 7, Page 1. These lots have an area of nearly one (1) acre, being two hundred (200) feet on the Oakland Road and two hundred (200) feet on Jackson Street.

Excepting, however, from the above premises that portion of land acquired by the State of Maine as set out in the Kennebec County Registry of Deeds in Book 1134, Page 102 and in Book 1146, Page 162.

Being the parcels described as the eighth parcel in a deed from Albert L. Bernier to Clyde B. Arnold and Theresa J. Arnold, recorded in said Registry of Deeds in Book 2296, Page 333.

Parcel Four: A certain piece or parcel of land situated in Waterville in the County of Kennebec and State of Maine and being further described as follows:

Being lots numbered one hundred and forty-three (143) and one hundred and forty-four (144) and one hundred and twenty-nine (129) and one hundred and thirty (130) according to a plan of land of part of the Robert Union Farm, so-called, made by Green and Wilson C.E. in 1918 and recorded in the Kennebec County Registry of Deeds, Book of Plans, said plan being dated May 17, 1918.

Being the parcels described as the second parcel in a deed from Albert L. Bernier to Clyde B. Arnold and Theresa J. Arnold, recorded in said Registry of Deeds in Book 2296, Page 333.

Parcel Five: A certain lot or parcel of land with the buildings thereon, situate in Waterville in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Being lots numbered one hundred forty-five (145) to one hundred fifty-two (152), both inclusive, and lot numbered one hundred twenty-eight (128), all according to a plan of lots, which plan is recorded in the Kennebec County Registry of Deeds in Plan Book 7, Page 1, and all contain one and one-fifth acres and are bounded north by Lincoln Street; on the south by Jefferson Street; and the west by Jackson Street, all of which are proposed streets according to said plan.

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Excepting and reserving from the premises described in the immediately preceding paragraph that portion of the described premises conveyed by Nellie E. Dunphy to the said Clyde Arnold and Theresa Arnold by deed recorded in said Registry in Book 1394, Page 134 (said excepted portion being conveyed elsewhere in this deed).

Meaning and intending hereby to convey all our right, title and interest in and to the within described premises as acquired by Theresa Arnold and Clyde Arnold by warranty deed of Nellie E. Dunphy dated September 6, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1595, Page 841 and conveyed by Theresa Arnold to Clyde Arnold by deed recorded in said Registry in Book 1932, Page 124.

Parcel Six: A certain lot or parcel of land situated easterly of Jackson Street and northerly of Jefferson Street in said Waterville, bounded and described as follows:

Beginning at the intersection of the north line of Jefferson Street and the easterly line of Jackson Street; thence northerly along the easterly line of Jackson Street (not constructed from this point north) a distance of three hundred fifty (350) feet to the southerly line of one Lincoln Street; thence easterly along the southerly line of Lincoln Street a distance of one hundred fifty (150) feet; thence southerly at right angles to Lincoln Street a distance of three hundred fifty (350) feet to the northerly line of Jefferson Street; thence westerly along the northerly line of said street a distance of one hundred fifty (150) feet and point begun at.

Reserving that portion of land sold to the Interstate Highway #95 from the northwesterly corner of the above described land. Also reserving my home place, containing one dwelling and one garage building located at the southwesterly portion of the above described lot, described as follows: Beginning at the intersection of the northerly line of Jefferson Street and the easterly line of Jackson Street; thence northerly along the easterly line of Jackson Street a distance of forty (40) feet to a stake; thence northeasterly and parallel to the westerly end of the building thereon a distance of seventy (70) feet to a stake; thence easterly at a right angle to last described line a distance of fifty-three (53) feet to a stake; thence southwesterly and parallel to the rear line of the buildings, a distance of eighty (80) feet to a stake in the north line of Jefferson Street; thence easterly along the northerly line of Jefferson Street a distance of thirty-nine and one half (39.5) feet to the point begun at.

Also conveying all rights to a right of way as it now exists from Jackson Street over the property formerly of Nellie E. Dunphy to her garage and to her house.

Meaning and intending hereby to convey all our right, title and interest in and to the within described premises as acquired by Clyde and Theresa Arnold by warranty deed of Nellie E. Dunphy dated September 9, 1965 and recorded in the Kennebec County Registry of deeds in Book 1394, Page 134 and by deed from Theresa Arnold to Clyde Arnold recorded in said Registry in Book 1932, Page 124.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Clyde B. Arnold Sr. as Trustee and Theresa Arnold as Trustee, their successors and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their successors and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, we, the said Clyde B. Arnold Sr. and Theresa Arnold
hereunto set my hands and seal this 7th day of September, 1994.

Signed, Sealed and Delivered
in the presence of

William P. Dubord
Witness

William P. Dubord
Witness

Clyde B. Arnold Sr.
Clyde B. Arnold Sr.

Theresa Arnold
Theresa Arnold

STATE OF MAINE
County of Kennebec, ss.

September 7, 1994.

Personally appeared before me on the day and year aforesaid the above-named,
Clyde B. Arnold Sr. and Theresa Arnold, and acknowledged that the foregoing instrument
to be their free act and deed.

Before me,

William P. Dubord
Notary Public William P. Dubord

RECEIVED KENNEBEC SS.

94 SEP 15 AM 9:00

ATTEST: Theresa B. Dean
REGISTER OF DEEDS